

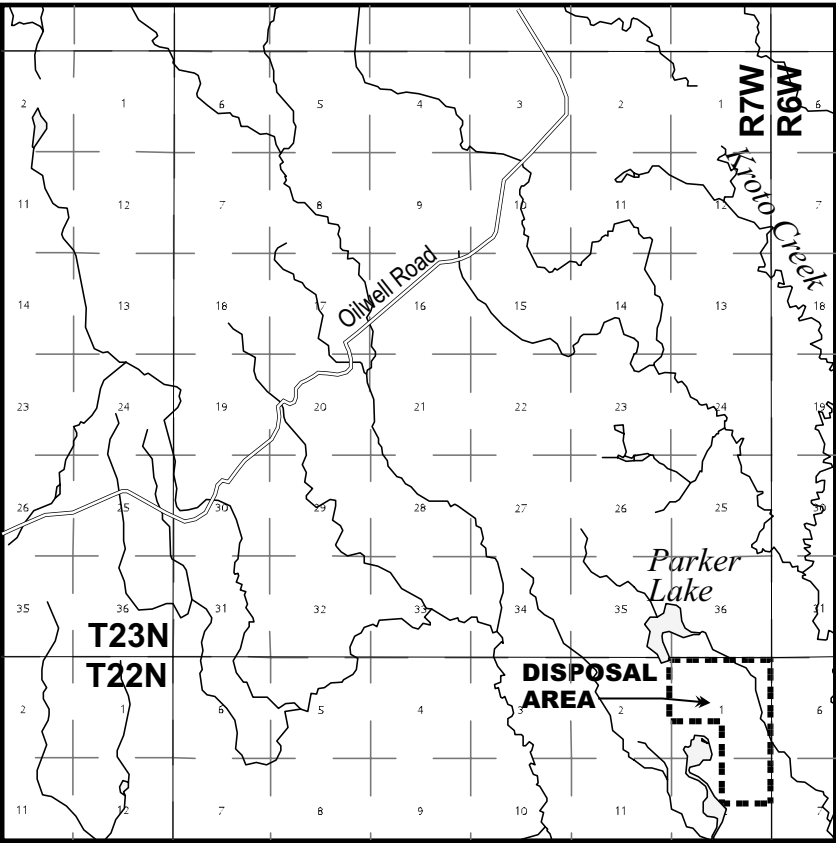
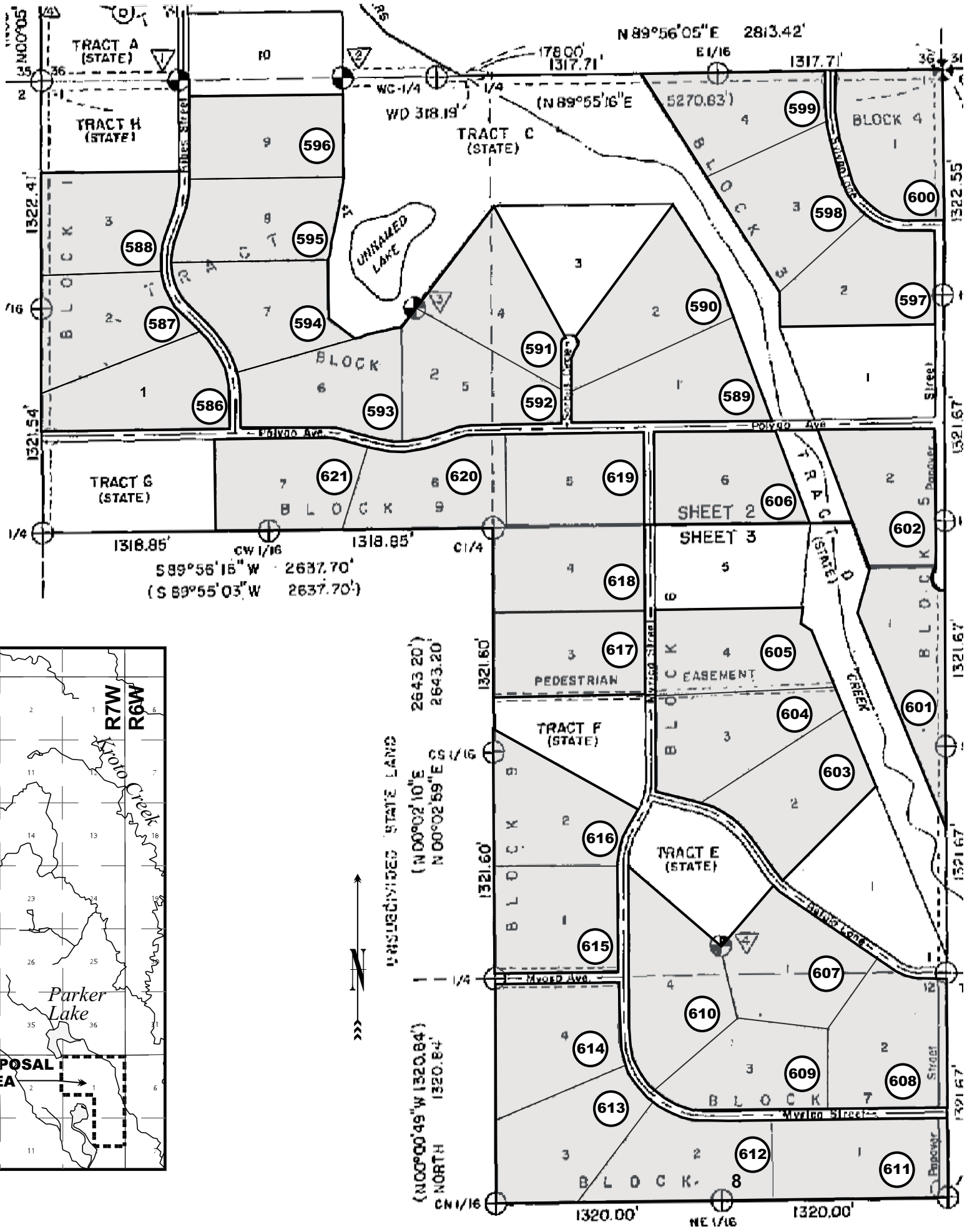
Map 18 - Parker Lake ASLS 82-126

Location	Located south of Parker Lake, approximately 25 air miles southwest of Talkeetna and 60 air miles northwest of Anchorage.
Topo Map	USGS Quad Talkeetna A-1
Access	Access is by floatplane in the summer and ski-equipped aircraft in the winter. Oilwell Road is a gravel road that ends at mile 16.5 and then continues on as an ATV trail. Oilwell Road lies 5 miles to the north and provides an access point for snowmachine or ATV.
Terrain	Slightly rolling with elevations varying between 250 to 300 feet above mean sea level.
Soils	The superficial soils consist of 4 to 12 inches of peat and humus debris. This layer is underlain by brown silt to sandy silt and silty gravelly sand. Overall, the site is well drained.
Vegetation	Open, intermixed forest of mature birch and white spruce with a limited amount of black cottonwood. Ground vegetation includes blueberry, crowberry, mosses, and lichens.
Water Front	More than a dozen sites are located adjacent to lakes/streams. See maps, plats, and surveys.
View	The periphery of the high ground offers limited views. Lots adjacent to bodies of water can offer pleasing views of wildlife activity.
Climate	Temperatures generally range from -4 to 35 degrees F in the winter and 37 to 66 degrees F in the summer, with extremes of -48 and 91 degrees F being recorded. Annual precipitation averages 29 inches with an average snowfall of 80 inches.
Water Source	Unknown
Water/Sewage Disposal	All lots have been approved by the Alaska Department of Environmental Conservation for non-water carried type sewage disposal systems, (i.e., chemical, humus, incendiary, etc.). Construction of any other type of system needs DEC approval.
Utilities	None
Restrictions	Subject to platted easements and reservations, see ASLS 82-126.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Assoc.	Any subsequent owner of any parcel automatically becomes a member of the Parker Lake Homeowners Association. Covenants are recorded in Book 91, Pages 50-54, Date 3/25/1983.
Other	Located within the Susitna Area Plan. Wildlife is abundant in the area and local lakes and rivers provide outstanding recreational amenities. Many parcels fall within the 100-year floodplain boundary, see plats and surveys for specifics.

PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
586	219343	S022N007W01	ASLS 82-126	1	1	10.147	\$11,500.00
587	219344	S022N007W01	ASLS 82-126	2	1	10.133	\$11,500.00
588	219345	S022N007W01	ASLS 82-126	3	1	10.122	\$10,900.00
589	219310	S022N007W01	ASLS 82-126	1	2	10.265	\$13,200.00
590	219311	S022N007W01	ASLS 82-126	2	2	10.662	\$13,200.00
591	219346	S022N007W01	ASLS 82-126	4	2	10.016	\$12,100.00
592	219347	S022N007W01	ASLS 82-126	5	2	10.425	\$12,100.00
593	219348	S022N007W01	ASLS 82-126	6	2	10.403	\$12,100.00
594	219313	S022N007W01	ASLS 82-126	7	2	10.464	\$12,100.00
595	219314	S022N007W01	ASLS 82-126	8	2	10.029	\$12,100.00
596	219315	S022N007W01	ASLS 82-126	9	2	10.000	\$11,500.00
597	219318	S022N007W01	ASLS 82-126	2	3	10.176	\$13,200.00
598	219319	S022N007W01	ASLS 82-126	3	3	10.118	\$13,200.00
599	219320	S022N007W01	ASLS 82-126	4	3	10.793	\$13,200.00
600	219321	S022N007W01	ASLS 82-126	1	4	11.270	\$11,500.00
601	219322	S022N007W01	ASLS 82-126	1	5	10.119	\$11,500.00
602	219323	S022N007W01	ASLS 82-126	2	5	10.004	\$13,200.00
603	219325	S022N007W01	ASLS 82-126	2	6	10.807	\$13,200.00
604	219326	S022N007W01	ASLS 82-126	3	6	10.925	\$13,200.00
605	219327	S022N007W01	ASLS 82-126	4	6	10.605	\$13,200.00
606	219329	S022N007W01	ASLS 82-126	6	6	10.142	\$13,200.00
607	219330	S022N007W01, 12	ASLS 82-126	1	7	10.938	\$11,500.00
608	219331	S022N007W01, 12	ASLS 82-126	2	7	10.961	\$11,500.00
609	219332	S022N007W12	ASLS 82-126	3	7	10.958	\$11,500.00
610	219333	S022N007W01, 12	ASLS 82-126	4	7	10.587	\$11,500.00
611	219334	S022N007W12	ASLS 82-126	1	8	10.585	\$11,500.00
612	219335	S022N007W12	ASLS 82-126	2	8	10.725	\$11,500.00
613	219336	S022N007W12	ASLS 82-126	3	8	10.826	\$11,500.00
614	219337	S022N007W12	ASLS 82-126	4	8	10.870	\$11,500.00
615	219338	S022N007W01	ASLS 82-126	1	9	10.380	\$11,500.00
616	219339	S022N007W01	ASLS 82-126	2	9	10.285	\$11,500.00
617	219340	S022N007W01	ASLS 82-126	3	9	10.149	\$11,500.00
618	219341	S022N007W01	ASLS 82-126	4	9	10.061	\$11,500.00
619	219342	S022N007W01	ASLS 82-126	5	9	10.078	\$11,500.00
620	219349	S022N007W01	ASLS 82-126	6	9	10.050	\$11,500.00
621	219350	S022N007W01	ASLS 82-126	7	9	10.110	\$11,500.00

Section Line Rights-Of-Way: All state owned lands bordering surveyed section lines have a reservation for rights-of-way 50 feet in width unless an easement vacation has been recorded. Total width of rights-of-way will be one hundred (100) feet where the State owns lands on both sides of the section line.

Sec. 1, 12



USGS Quad Talkeetna A-1, Alaska

Vicinity Map

Township 22 North, Range 7 West, Sec. 1, 12
Seward Meridian, Alaska

Veterans’ Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans’ Land Discount may only be used **once** in an applicant’s lifetime.

Veterans’ Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

- 1. Is 18 years of age or older at the date of sale;
- 2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
- 3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to

receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veterans’ Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

Successful bidders who qualify for the Veterans’ Land Discount must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible bidders. If both are also eligible veterans, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veterans’ Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN’S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
“X” Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veterans’ Discount Rate	x	0.25	
Veterans’ Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veterans’ Discount

Project Name	Project description	Cost/Acre	Project Name	Project description	Cost/Acre
Alexander Creek West	ASLS 79-209	\$225.00/Acre	Quota	ASLS 80-120	\$220.00/Acre
Bartlett Hills Tract D	ASLS 79-143D	\$234.00/Acre	Safari Lake	ASLS 80-188	\$275.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre	Snake Lake	ASLS 85-085	\$207.00/Acre
Eagle II	ASLS 82-136	\$209.00/Acre	South Bald Mountain	ASLS 82-001	\$336.00/Acre
Edna Bay	ASLS 81-116	\$693.00/Acre	Sunnyside	ASLS 80-182	\$524.00/Acre
Excursion Inlet South	ASLS 81-090	\$547.00/Acre	Sunnyside Subd.	USS 2912	N/A
Farmview	ASLS 82-123	\$347.00/Acre	Swan Lake	ASLS 79-145	\$265.00/Acre
Four Mile Hill	ADLS 80-006 Sec 22, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs Addition	ASLS 81-196	\$453.00/Acre
Four Mile Hill	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs	ASLS 80-094	\$231.00/Acre
Four Mile Hill Ag	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Tazlina Hills	ASLS 79-227	\$349.00/Acre
Glenn	ASLS 81-205	\$410.00/Acre	Tazlina Northwest	ASLS 79-226	\$349.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre	Tazlina Southwest	ASLS 79-121	\$349.00/Acre
Greensward	ASLS 79-154	\$492.00/Acre	Tenderfoot	ASLS 81-213	\$400.00/Acre
Harris River	ASLS 79-270	\$853.00/Acre	Three Mile	ASLS 82-010	\$405.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre	Tok (Sec 15, T18N, R12E, CRM)	ASLS 79-135	\$4.00/Lot
Iksgiza Lake	ASLS 81-054	\$328.00/Acre	Tok (Sec 16, T18N, R12E, CRM)	ASLS 79-134	\$4.00/Lot
Jack II	ASLS 82-140	\$241.00/Acre	Tok (Sec 21, T18N, R12E, CRM)	ASLS 79-133	\$4.00/Lot
Jack	ASLS 79-165	\$61.00/Acre	Tok Area	ASLS 77-164	\$91.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre	Tok (Tetlin Trail) Replat 79-006	ASLS 79-132	\$4.00/Lot
Kahiltna Flats	ASLS 80-175	\$204.00/Acre	Tok Replat 79-133	ASLS 80-048	\$4.00/Lot
Kenney Lake	ASLS 81-193	\$740.00/Acre	Tok Replat 79-134	ASLS 80-049	\$4.00/Lot
Kenny Creek	ASLS 80-143	\$273.00/Acre	Totek Lake	ASLS 81-057	\$305.00/Acre
Kentucky Creek Odd Lot	Sec S1/2 28, S1/2 29, 32, 33, T4N, R13W, FM	\$58.00/Acre	Tower Bluffs	ASLS 80-097	\$227.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre	Tower Bluffs	ASLS 80-098	\$227.00/Acre
McGrath Tracts A & B	ASLS 83-199	N/A	Trapper Creek Glen	ASLS 79-242	\$265.00/Acre
Nenana South	ASLS 80-106	\$225.00/Acre	Tungsten	ASLS 80-099	\$211.00/Acre
Ninemile Creek	ASLS 80-151	\$317.00/Acre	Warren	ASLS 79-138	N/A
Northridge	ASLS 81-214	\$374.00/Acre	Wigwam	ASLS 83-022	\$704.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre	Willow Creek	ASLS 79-122	\$156.00/Acre
Parker Lake	ASLS 82-126	\$488.00/Acre	Willow Crest	ASLS 80-008	\$310.00/Acre
Peters Creek	ASLS 80-144	\$302.00/Acre	Windy Hills	ASLS 79-173	\$219.00/Acre
Pinnacle Mountain	ASLS 84-012	\$1121.00/Acre			